



## City of Bellevue Development Services Department Land Use Staff Report

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**Proposal Name:** Ilina Short Plat

**Proposal Address:** 14663 SSE Allen Road

**Proposal Description:** Application for Preliminary Short Plat approval to subdivide an existing 14,819 square foot lot (.34 acres) into two single-family lots, located within the R-5 single family residential land use district.

**File Number:** 18-104025-LN

**Applicant:** Mukul Kumar

**Decisions Included:** Preliminary Short Plat (Process II)

**Planner:** Faheem Darab, Senior Planner

**State Environmental Policy Act Threshold Determination:** Exempt per WAC 197-11-800(6)(a)

**Department Decision:** **Approval with Conditions**

By:   
Faheem Darab, Senior Planner  
Development Services Department

Application Date: February 01, 2018  
Notice of Application: March 08, 2018  
Minimum Comment Period: March 22, 2018 (14 days)  
Decision Publication Date: September 13, 2018  
Appeal Deadline: September 27, 2018 (14 days)

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6800 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

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## **ATTACHMENTS**

Project Drawings

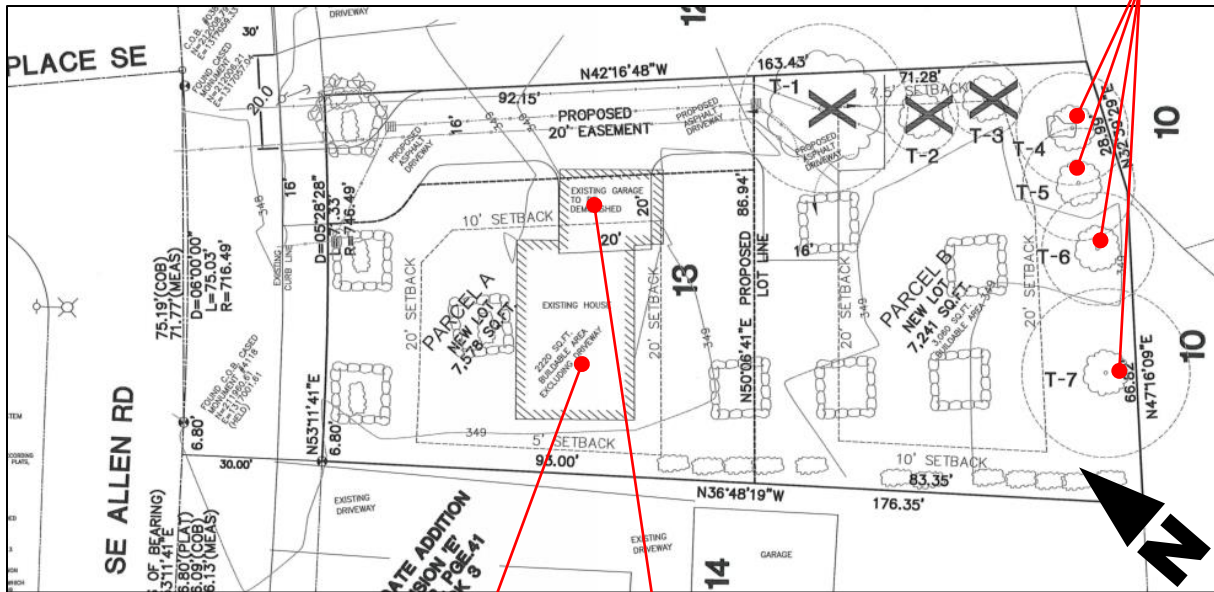
## I. DESCRIPTION OF PROPOSAL

The applicant is proposing to subdivide an existing 14,819 square foot lot (approximately 0.34 acres) into two single-family lots of 7,405 square feet (proposed parcel A adjacent to SE Allen Road) and 7,414 square feet (proposed parcel B south of parcel A). An access easement is proposed across parcel A, along the northern property line, to provide access to parcel B. The existing lot currently contains a single-family residence with an attached garage and several detached accessory structures (sheds). The applicant has proposed to retain the residence, which is entirely on parcel A, and demolish the attached garage upon short plat approval. Parcel B will be developed in the future with a single-family residence.

The subject property is located within the R-5 single-family residential land use district within the Eastgate neighborhood area (subarea) established by the Comprehensive Plan.

As defined by Land Use Code 20.25H, the site does not contain any critical areas. The subject property contains seven (7) significant trees: three Western Red Cedars and four Douglas Firs totaling 88 diameter inches. The applicant proposes to retain the four Douglas Firs along the rear of the proposed parcel B and remove the Western Red Cedars. The proposed retention of 54 diameter inches equates to 61% tree retention.

**Figure 1 – Proposed Preliminary Short Plat**      Trees to be retained



Existing house to remain

Existing garage to be demolished

## II. SITE DESCRIPTION and CONTEXT

The subject property is a rectangular shaped lot within an existing single-family neighborhood and is bordered on four sides by single-family detached dwellings. The subject property is zoned R-5 and is designated by the Comprehensive Plan as Single-

Family High allowing up to 5 dwelling units per acre.

The topography of the subject property is generally flat with less than two feet of upward slope from SE Allen Road southeastwards to the rear of the property. There is an existing single-family dwelling unit accessed by a single driveway curb cut off SE Allen Road. The properties to the east and west both have their curb cuts and driveways within about 5 feet of the subject property. The public right-of-way between the roadway and the property line consists of landscaping and the existing driveway. The roadway edge includes a curb and gutter and storm drains. There are no sidewalks. A portion of the pavement in the roadbed abutting the curb is striped for a pedestrian walkway, and abutting that is a striped bike lane, which abuts the vehicular travel lane. This general configuration will remain, after installing a new joint use driveway, while curb and gutter will be replaced in their current location.

**Refer to Conditions of Approval regarding engineering plans in Section IX of this report.**

**Figure 2 – Aerial Image**



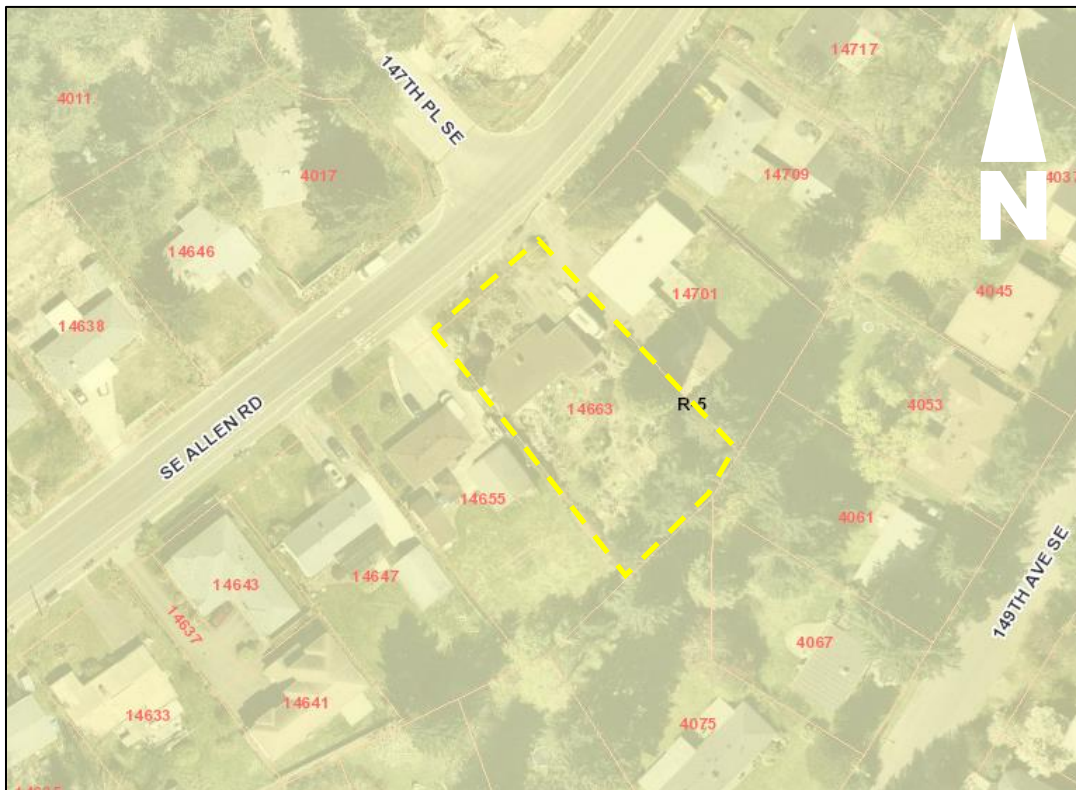
### **III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS**

#### **A. Zoning**

The two lots proposed by this short plat application are permitted within the R-5 land use district. Refer to Table 1 below for discussion of dimensional requirements.



**Figure 3 – Zoning Map**



**Table 1 – Dimensional Requirements**

<b>BASIC INFORMATION</b>		
Zoning District	R-5 Single-Family Residential Eastgate neighborhood area (subarea) Comprehensive Plan Designation: Single-Family High	
Gross Site Area	14,819 square feet (approximately 0.34 acres)	
ITEM	REQUIRED / ALLOWED	PROPOSED
Minimum Lot Area	7,200 square feet	Parcel A: 7,578 square feet Parcel B: 7,241 square feet
Minimum Lot Width	60 feet	Parcel A: 80 feet Parcel B: 86.75 feet
Minimum Lot Depth	80 feet	Parcel A: 92 feet Parcel B: 83 feet
Building Setbacks (Parcel A)	Front: 20 feet min. Rear: 20 feet min. Side: 5 feet min. 2 sides together: 15 feet min.	Front: 20 feet Rear: 20 feet Side: 5 feet from west property line Side: 10 feet from access easement along west property line 2 sides: 15 feet

ITEM	REQUIRED / ALLOWED	PROPOSED
<b>Building Setbacks (Parcel B)</b>	Front: 20 feet min. Rear: 20 feet min. Side: 5 feet min. 2 sides together: 15 feet min.	Front: 20 feet Rear: 20 feet Side: 7.5 feet from east property line Side: 10 feet from west property line 2 sides: 17.5 feet
<b>Building Height</b>	35 feet from average existing grade	To be determined during Building Permit review
<b>Maximum Lot Coverage by Structure</b>	40% Parcel A = 3,031 square feet Parcel B = 2,896 square feet	Parcel A=12% (923 square feet) Parcel B=To be determined during Building Permit review
<b>Maximum Hard Surface Coverage</b>	80% Parcel A = 6,062 square feet Parcel B = 5,793 square feet	Parcel A=38% (2,877 square feet) Parcel B=To be determined during Building Permit review
<b>Maximum Impervious Surface</b>	55% Parcel A = 4,168 square feet Parcel B = 3,983 square feet	Parcel A=38% (2,877 square feet) Parcel B=To be determined during Building Permit review
<b>Minimum Greenscape within Front Yard Setback</b>	50% Parcel A = 714 square feet Parcel B = 870 square feet	Parcel A=84% (1,200 square feet) Parcel B=To be determined during Building Permit review
<b>Significant Tree Retention</b>	30% diameter inches of all significant trees on site. Total diameter inches = 26	61% = 54 diameter inches

#### IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

There are no critical areas located on the subject property. Short Plats not containing critical areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a).

#### V. SUMMARY OF TECHNICAL REVIEWS

##### A. Clearing & Grading

The Clearing and Grading Division has reviewed the submitted plans and has approved the preliminary short plat without conditions. A Clearing and Grading Permit would be required for this project per BCC 23.76.035 if the proposed work for shared infrastructure construction and frontage improvements disturbs and area larger than 1000 sf or requires grading of more than 50 cy.

##### B. Utilities

Water

The water supply for this site will be provided from the existing 6" AC water main located in SE Allen Rd off the 520 water pressure zone.

Sewer

The City of Bellevue Utilities has adequate capacity for providing sanitary sewer for this proposal. The lots will be served from an 8" concrete sewer main located in SE Allen Rd.

Storm Drainage

The proposal will not increase the rate of runoff of storm water leaving the site. The City of Bellevue Surface Water Engineering Standards provide adequate requirements for this proposal.

The storm drainage system proposed provides adequate mitigation for storm water and meets the requirements outlined in the Bellevue Code and the Storm & Surface Water Engineering Standards.

**Refer to Conditions of Approval regarding utilities in Section IX of this report.**

**C. Transportation**

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit. Prior to final short plat approval, the developer must provide all transportation improvements at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements.

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance.

Site Access

The proposed two lot short plat is comprised of an existing lot which has an existing single-family home taking access from SE Allen Road. SE Allen Road is a two-lane road classified as a collector arterial. Access for the short plat will be via a joint use driveway as shown on the approved plans. No other access connection to city right-of-way is authorized. The existing driveway which serves the existing house must be removed. Street frontage improvements matching adjacent improvements must be provided at the location of the removed driveway.

**Refer to Conditions of Approval regarding access design and maintenance in Section IX of this report.**

Street Frontage Improvements

The Ilina Short Plat is located on SE Allen Road, south of the 147th Place SE intersection, in the Eastgate residential area. The lot is adjacent to single family homes on the east, north, and west sides of the property. There is an existing paved 6-foot pedestrian path and 5-foot bike lane with curb and gutter along the frontage of the property.

In order to provide safe pedestrian and vehicular access in the vicinity of the site and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements on SE Allen Road is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act (ADA), the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

Frontage Improvements required by the developer include:

- Installation of a joint use driveway approach per Bellevue Standards
- Driveway shall meet City of Bellevue sight distance standards
- Installation of new curb and gutter along the entire frontage
- Relocation of shared mailbox

Bellevue City Code section 14.60.110A states that installation of street frontage improvements is required prior to final approval of short subdivisions. BCC section 14.60.110B states "Complete street frontage improvements shall be installed along the entire street frontage of the property at the sole cost of the permittee as directed by the Review Engineer. Street frontage improvements may include curb, gutter, sidewalk, storm drainage, street lighting, traffic signal equipment, utility installation or relocation, landscaping strip, street trees and landscaping irrigation, street widening, and channelization."

The final engineering plans showing those improvements must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit.

ADA-compliant curb ramps shall be installed where needed, consistent with City and WSDOT standard drawings. If such standards cannot be met, then deviation from standards must be justified on a Design Justification Form to be filed with the Transportation Department.

**Refer to Conditions of Approval regarding infrastructure improvements in Section IX of this report.**

#### **Use of the Right of Way**

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit.

**Refer to Conditions of Approval regarding right of way use in Section IX of this report.**



#### Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it. Near the development site SE Allen Road is classified as No Street Cuts Permitted. Permission to cut into SE Allen Road must be obtained through a variance on the right-of-way use permit. Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required for a minimum of 50 feet.

**Refer to Conditions of Approval regarding pavement restoration in Section IX of this report.**

#### Sight Distance

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle.

**Refer to Conditions of Approval regarding sight distance in Section IX of this report.**

#### Transportation Impacts and Mitigation

City staff has analyzed the potential short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Due to the minimal amount of new p.m. peak trips to be generated by the Ilina Short Plat, traffic impacts from this development will be minor in nature. Therefore, no additional mitigation is required other than payment of the transportation impact fee and frontage improvements.

#### **E. Fire**

The Fire Department has approved the preliminary short plat.

### **VI. PUBLIC COMMENT**

The City initially notified the public of this proposal on March 08, 2018, with mailed notice and publication in the Weekly Permit Bulletin. A public information sign was installed on the same day. Two written comments were received regarding the proposal.

1. One comment was concerning the four mature Douglas Fir trees along the rear of the property and that their removal would damage the character of the neighborhood. In addition, it was commented that their removal might result in less absorption of rain or groundwater flowing through the rear of the property, affecting neighboring properties based on the commenter's observations of the hydrology along that low spot.

Response:

The four Douglas Fir trees identified are proposed to be retained. In addition, the proposal will not increase the rate of runoff of storm water leaving the site. Refer to the Utilities Department comments in Section V.B of this report.

2. The second comment was concerning removal of mature trees and reducing lot sizes through the short plat process. It was felt that this would have a negative effect on neighborhood character and that removing the trees would reduce stormwater run-off absorption capacity in the neighborhood. The commenter referenced the Comprehensive Plan policies for maintaining the Eastgate Subarea's tree canopy and the neighborhood character. It was also asserted that the Eastgate Addition property's title restricts subdivision of properties.

Response:

- The proposed lot size is in accordance with the R-5 residential land use district's dimensional requirements as summarized above in Section III of this report. This includes meeting the minimum lot size of 7,200 square feet by providing 7,241 square feet and 7,578 square feet.
- Regarding tree retention, the Land Use Code requires a minimum retention of 30% of the diameter inches of significant trees. The proposal is to retain 61% of diameter inches.
- The proposal will not increase the rate of runoff of storm water leaving the site. Refer to the Utilities Department comments in Section V.B of this report.
- The referenced title restriction was effectively and entirely abandoned by King County which is why this plat restriction is inapplicable and unenforceable.

## VII. DECISION CRITERIA

Land Use Code 20.45B.130A Decision Criteria for a Preliminary Short Plat:

The City may approve or approve with modifications a preliminary plat if:

- A. The preliminary short plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.**

**Finding:** City codes ensure public health, safety and general welfare through development code requirements. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. Application of City codes, including the Utilities Codes, ensure that the proposal will not increase the rate of runoff of storm water leaving the site. The storm drainage system proposed provides adequate mitigation for storm water. The applicant will install a joint use driveway approach per Bellevue Standards and will install new curb and gutter along the entire frontage.

- B. The public interest is served by the short subdivision.**

**Finding:** The public interest is served by providing additional housing opportunities in Bellevue in accordance with the Comprehensive Plan and also meets the Comprehensive Plan Policy EG-8 of maintaining single-family housing

as the predominant residential land use in Eastgate. and encouraging preservation of existing stands of trees. The proposal is also in compliance with all other applicable City codes and standards.

**C. The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.**

**Finding:** The preliminary short plat considers the physical characteristics of the site by establishing tree retention and protection requirements which will maintain some of the vegetated character of the surrounding neighborhood. There are no critical areas on this site that require further protection. **Refer to Conditions of Approval regarding Tree Protection and Tree Retention in Section IX of this report.**

**D. The proposal complies with all applicable provisions of the Land Use Code, BCC Title 20, the Utility Codes, BCC Title 24, and the City of Bellevue Development Standards.**

**Finding:** As conditioned, the proposal complies with the Land Use Code requirements for the R-5 land use district, the Utility Code and the City of Bellevue Development Standards.

**Land Use Code Requirements:**

- 1. Dimensional Requirements:** Refer to Section III of this report for dimensional requirements. Both of the lots can be developed in accordance with the City of Bellevue Land Use Code requirements, including the R-5 land use district dimensional requirements.
- 2. Significant Tree Preservation:** Tree preservation requirements pursuant to LUC Section 20.20.900.D.3 require the retention of 30% of the diameter inches of significant trees on the site. In order to meet the 30% minimum retention requirement, the project must retain a minimum of 26 diameter inches of the 88 diameter inches of the existing significant trees.

The applicant proposes to preserve a total of 54 diameter inches or 61% of the diameter inches of the significant trees onsite. This satisfies the minimum 30% tree retention requirement. **Refer to Conditions of Approval regarding Tree Protection and Tree Retention in Section IX of this report.**

**E. The proposal is in accord with the Comprehensive Plan, BCC Title 21.**

**Finding:** The site is located within the Eastgate neighborhood area (subarea). The Comprehensive Plan specifies Single-Family High Density development for this property which is consistent with the R-5 land use designation. In addition, the proposal complies with applicable Comprehensive Plan policies City-wide and for this Subarea, including the following:

**Land Use Policy LU-5:** Accommodate adopted growth targets of 17,000 additional housing units and 53,000 additional jobs for the 2006-2031 period and plan for the additional growth anticipated by 2035.

**Finding:** This short plat will provide for one additional future single-family

residential lot and corresponding unit. The creation of an additional single family lot will help support Bellevue meeting its share of the regionally adopted forecasts for residential uses.

**Land Use Policy LU-6:** Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.

**Finding:** The proposed two lots are the maximum density allowed on this lot within the R-5 land use district.

**Land Use Policy LU-13:** Support neighborhood efforts to maintain and enhance their character and appearance.

**Housing Policy HO-3:** Maintain the character of established single-family neighborhoods, through adoption and enforcement of appropriate regulations.

**Finding:** The proposal will provide an additional single family lot within an existing single-family district. The retention of four existing mature trees will help maintain the character of the surrounding neighborhood.

- F. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance; however, requests for modifications to the requirements of Part 20.25H LUC, where allowed under the provisions of that part, may be considered together with an application for preliminary short plat so long as the resulting lots may each be developed without individually requiring a variance.**

**Finding:** As conditioned, each lot (proposed parcels A and B) can reasonably be developed to current R-5 dimensional standards without requiring a variance. There are no site constraints or critical areas which inhibit the development of this property that would warrant a variance. **Refer to Condition of Approval regarding the variance restriction in Section IX of this report.**

- G. All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.**

**Finding:** The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access locations, and other required improvements are either existing, planned or conditioned as part of this approval, to accommodate the use of these lots. **Refer to Conditions of Approval regarding infrastructure improvements and access design and maintenance in Section IX of this report.**

## **VII. CONCLUSION AND DECISION**

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of the Development Services Department does hereby **APPROVE** the Campbell-Pagan Preliminary Short Plat **WITH CONDITIONS**.

This approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval unless the applicant files for an extension at least 30 days prior to the expiration and the extension is granted pursuant to LUC 20.45B.150 and 160.

## **VIII. CONDITIONS OF APPROVAL**

The following conditions are imposed under authority referenced.

### **COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES**

The applicant shall comply with all applicable Bellevue City Codes and ordinances including but not limited to:

<b>Applicable Ordinances</b>	<b>Contact Person</b>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Construction Codes- BCC Title 23	Bldg. Division 425-452-6864
Fire Code- BCC 23.11	Sean Nichols, 425-452-2926
Land Use Code- BCC Title 20	Faheem Darab, 425-452-2731
Noise Control- BCC 9.18	Faheem Darab, 425-452-2731
Transportation Code- BCC 14.60	Ian Nisbet, 425-452-4851
Right of Way Use Code- BCC 14.30	Tim Stever, 425-452-4294
Utility Code- BCC Title 24	Lori Santo, 425-452-6828

### **A. GENERAL CONDITIONS :**

#### **1. Water, Sewer and Storm Drainage**

The water, sewer and storm drainage shall be designed per the current City of Bellevue Utility Code and the Utility Engineering Standards. The proposed improvements will be reviewed, approved and inspected under the Developer Extension Agreement, side sewer, water, and storm drainage application processes.

Standard easement and joint use storm and side sewer language must be provided on final plat.

AUTHORITY: BCC 24.02, 24.04 & 24.06

REVIEWER: Lori Santo, Utilities Department

#### **2. Noise – Construction Hours**

The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to DSD, work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed.

AUTHORITY: BCC 9.18  
REVIEWER: Faheem Darab, Land Use

### **3. Variance Restriction**

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.

AUTHORITY: Land Use Code 20.45B.130.A.6  
REVIEWER: Faheem Darab, Land Use

## **B. CONDITIONS PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMITS**

### **4. Right Of Way Use Permit**

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30  
REVIEWER: Tim Stever, Right-of-Way/Transportation Department

### **5. Off-Street Parking**

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading,



building, foundation, or demolition permit.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, Right-of-Way/Transportation Department

## **6. Engineering Plans**

A street lighting plan, channelization plan, and site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the shared driveway, the connection to SE Allen Rd, pavement restoration in SE Allen Rd, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

### **a) Site Specific Items:**

- Installation of a joint use driveway approach per Bellevue Standards
- Driveway shall meet City of Bellevue sight distance standards.
- Installation of new curb and gutter along the entire frontage
- Relocation of shared mailbox

### **b) Miscellaneous:**

- Driveway grades shall not exceed a 10% slope for a distance of 20 feet from the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual; Transportation Department Design Manual Standard Drawings; Americans with Disabilities Act.

REVIEWER: Ian Nisbet, Transportation Department

## **7. Sight Distance**

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing RL-100-1, existing vegetation near the access point on SE Allen RD must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240  
REVIEWER: Ian Nisbet, Transportation Department

## **8. Pavement Restoration**

The city's pavement manager has determined that this segment of SE Allen RD is classified as "No Street Cuts". Restoration requirements will be provided through the Right of Way Use Permit.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 23  
REVIEWER: Tim Stever, Right-of-Way/Transportation Department

## **9. Tree Protection**

To mitigate adverse impacts during construction to trees to be retained, applicant must comply with the following:

- a) Clearing limits shall be established prior to initiation of any clearing and grading by a certified arborist for retained trees within the developed portion of the site, outside of the drip lines. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits (outside of the drip lines).
- b) No excavation or clearing should be performed within drip lines of retained trees except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the City.
- c) Every measure shall be taken to preserve these existing trees during plat engineering.

AUTHORITY: Bellevue City Code 23.76.060  
REVIEWER: Faheem Darab, Land Use

## **C. PRIOR TO FINAL SHORT PLAT APPROVAL:**

### **10. Tree Retention**

The City of Bellevue urges the applicant to save as many trees as possible. The final short plat shall portray a minimum of 54 diameter inches of existing significant trees to remain, as proposed. A separate Tree Preservation Plan will be required that portrays the drip-line, the diameter size, and common name of

each significant tree to be retained must be recorded with the final short plat mylar (recorded with King County). This Tree Preservation Plan must also contain the following note:

***“Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur within the drip-line of trees shown on the Tree Preservation Plan, unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines, and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant.”***

During construction, the dripline of the trees to be saved shall be fenced to prevent clearing and grading activities within the dripline area.

AUTHORITY: Land Use Code, 20.20.900.D  
REVIEWER: Faheem Darab, Land Use

## **11. Infrastructure Improvements**

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be completed prior to approval of the final short plat. Improvements must be approved by the Transportation Department inspector before they are deemed complete.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241, 260 Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19  
REVIEWER: Ian Nisbet, Transportation Department

## **12. Access Design and Maintenance**

The final short plat must identify the access easement on Parcel A and include a note that specifies that the owners of lots served by the joint use driveway are jointly responsible for maintenance and repair of the joint use driveway. Also, the final short plat must include a note that specifies that the joint use driveway will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

AUTHORITY: Bellevue City Code 14.60.130  
REVIEWER: Ian Nisbet, Transportation Department

## **13. Removal of Garage**

The applicant shall remove the existing garage located within the minimum

structure setback from the access easement prior to final short plat approval and shall provide survey verification that this structure has been demolished.

AUTHORITY: Land Use Code, 20.20.010  
REVIEWER: Faheem Darab, Land Use

**ATTACHMENTS:**  
Project Drawings



147TH PLACE SE



EXISTING LEGAL DESCRIPTION:

LOT 13, BLOCK 3, EASTGATE ADDITION, DIVISION 'E', ACCORDING  
TO THE PLAT THEREOF, RECORDED IN VOLUME 53 OF PLATS,  
PAGE 41. IN KING COUNTY, WASHINGTON.

## SE ALLEN RD

(BASIS OF BEARING)  
N53°11'41"E

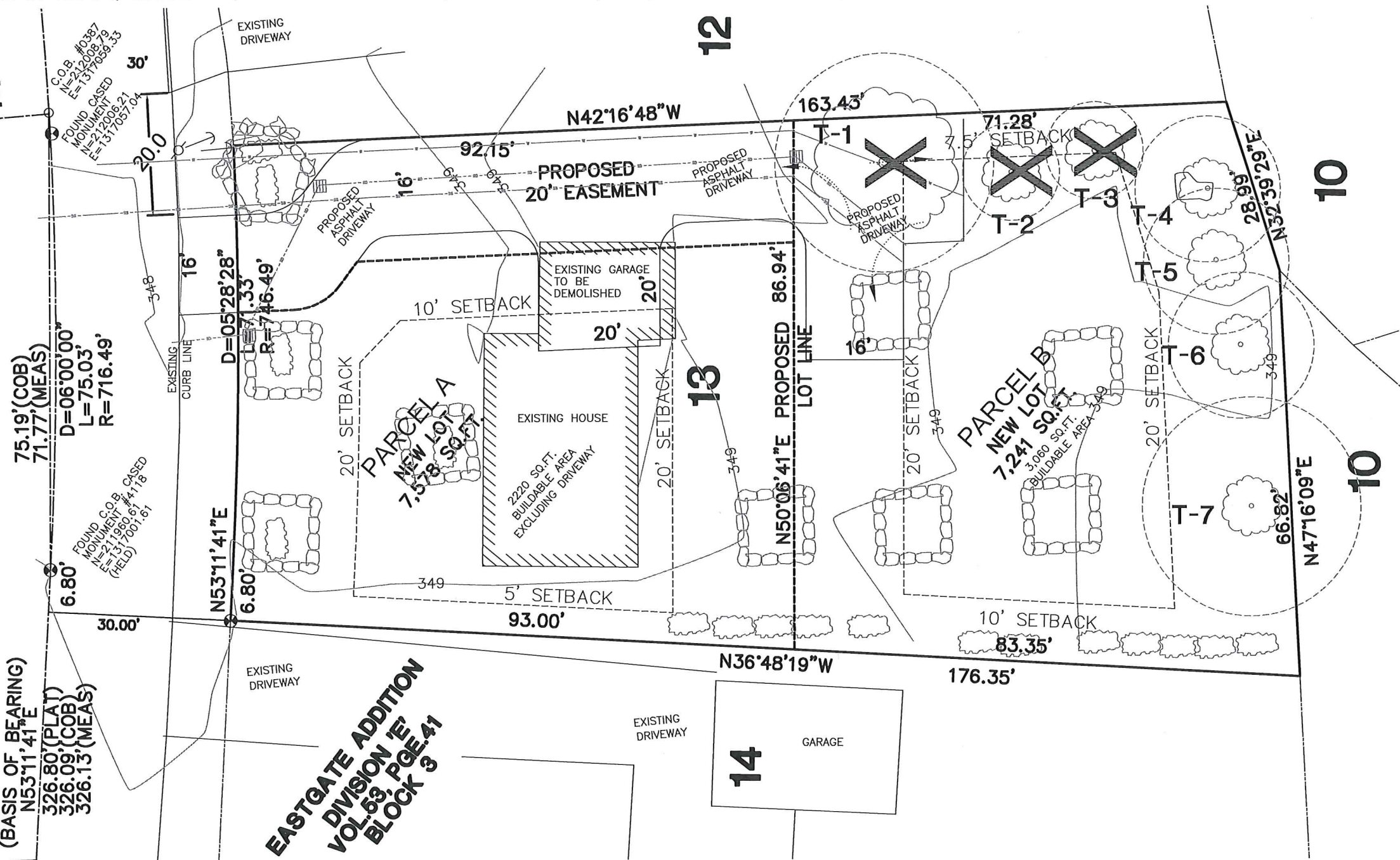
PARCEL A  
A PORTION OF LOT 13, BLOCK 3, EASTGATE ADDITION,  
DIVISION 'E', ACCORDING TO THE PLAT THEREOF, RECORDED  
IN VOLUME 53 OF PLATS, PAGE 41. IN KING COUNTY,  
WASHINGTON. BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF SAID LOT 13  
THENCE S 36°49'00" E 89.00 FEET;  
THENCE N 50°08'00" E 85.55 FEET;  
THENCE N 52°17'29" W 88.15 FEET TO A POINT OF A NON  
TANGENT CURVE;  
THENCE 71.33 FEET ALONG THE CURVE TO THE RIGHT, WHICH  
RADIUS BEARS N 42°17'28" W, WITH A RADIUS OF 746.49  
FEET, THOUGH A CENTRAL ANGLE OF 06°00'00";  
THENCE S 53°11'00" W 6.80 FEET TO THE TRUE POINT OF  
BEGINNING.

PARCEL B  
A PORTION OF LOT 13, BLOCK 3, EASTGATE ADDITION,  
DIVISION 'E', ACCORDING TO THE PLAT THEREOF, RECORDED  
IN VOLUME 53 OF PLATS, PAGE 41, IN KING COUNTY,  
WASHINGTON. BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 13  
THENCE S 36°49'00" E 89.00 FEET TO THE TRUE POINT OF  
BEGINNING;  
THENCE N 50°06'00" E 86.55 FEET;  
THENCE S 42°17'29" E 75.28 FEET;  
THENCE S 32°38'48" W 28.99 FEET;  
THENCE S 47°15'28" W 66.82 FEET;  
THENCE N 36°49'00" W 87.35 FEET TO THE TRUE POINT OF  
BEGINNING.

Tree	Diameter	Tree Type	Weight	Retained
T-1	18	Cedar	1	-
T-2	8	Cedar	1	-
T-3	8	Cedar	1	-
T-4	12	Fir	1	12
T-5	12	Fir	1	12
T-6	12	Fir	1	12
T-7	18	Fir	1	18
<b>Total</b>	<b>88</b>			<b>54 (61.4%)</b>



1. LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS WERE PROVIDED BY CHICAGO TITLE COMPANY CERTIFICATE NUMBER 0118350-ETU DATED 2-6-18. IT SHOULD BE NOTED THAT IN PREPARING THIS SURVEY MAP, CHS ENGINEERS, LLC HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS CHS AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS MAP. CHS HAS WHOLLY RELIED ON THE ABOVE REFERENCED TITLE REPORT TO PREPARE THIS SURVEY AND THEREFORE QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. OWNER / DEVELOPER  
MUKUL KUMAR AND NEHA YADAV  
14663 SE ALLEN ROAD  
BELLEVUE, WA 98006  
917-868-2060

3. KING COUNTY ASSESSOR PARCEL NUMBER - 220450-0205

4. PARCEL TOTAL AREA = 14,819 SQ.FT.

5. PARCEL ZONING = R-5 (RESIDENTIAL 5,000)

6. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

RECORDING NO.: 4466394

7. THIS SIET IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

RECORDING DATE: OCTOBER 27, 1954

RECORDING DATE: OCTOBER 1973  
RECORDING NO.: 4501573

3. NOTICE OF CHARGES BY WATER, STORM & SURFACE WATER UTILITIES AND THE TERMS AND CONDITIONS THEREOF:

8. NOTICE OF CHARGES BY WATER, STC  
RECORDING DATE: DECEMBER 20, 1996

RECORDING NO. 9612200938

DENSITY CALCULATIONS  
GROSS / NET SITE AREA: 14,819 S.F.  
LOTS ALLOWED: 2 DU  
LOTS PROPOSED: 2 DU

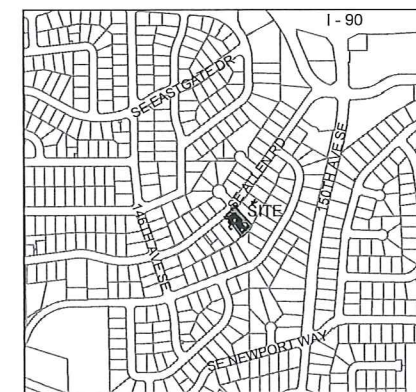
SETBACKS	CODE PROPOSED	
FRONT	20	20
SIDE	5	5
SIDES COMBINED	15	15
REAR	20	20

SITE STATISTICS  
LAND USE CODE R-5  
SITE AREA 14,819 S.F.

	<u>CODE REQ'D</u>	<u>PROPOSED</u>
MIN LOT AREA (BCC 20.20.010)	7,200	7,578/ 7,241
TOTAL DWELLING UNITS	2	2

TOTAL DRILLING UNITS  
MAXIMUM BUILDING HEIGHT  
MAX BUILDING COVERAGE  
MAX IMPERVIOUS SURFACE  
MIN GREENSPACE % FRONT YARD SETBACK

	<u>LOT 1</u>	<u>LOT 2</u>
LOT AREA	7,578	7,241
IMPERVIOUS / HARD SURFACE	2,877	3,983
BUILDING COVERAGE	923	2,896
FRONT GREEN LANDSCAPE	1,200	850



VICINITY MAP  
(NOT TO SCALE)

SURVEY INSTRUMENTATION:

THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE  
WITH THE FINAL RESULTS MEETING OR EXCEEDING  
THE CURRENT TRAVERSE STANDARDS CONTAINED  
IN W.A.C. 332-130-090.

PRELIMINARY  
SHORT PLAT

**Drawn:**  
JPC  
**Designed:**  
**Checked:**  
**Approved:**

**[A] CHS ENGINEERS**

12507 BEL-RED RD. STE. 101 BELLEVUE, WA 98005-2500  
www.chsengineers.com TEL 425-637-3693

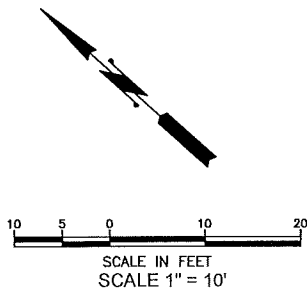
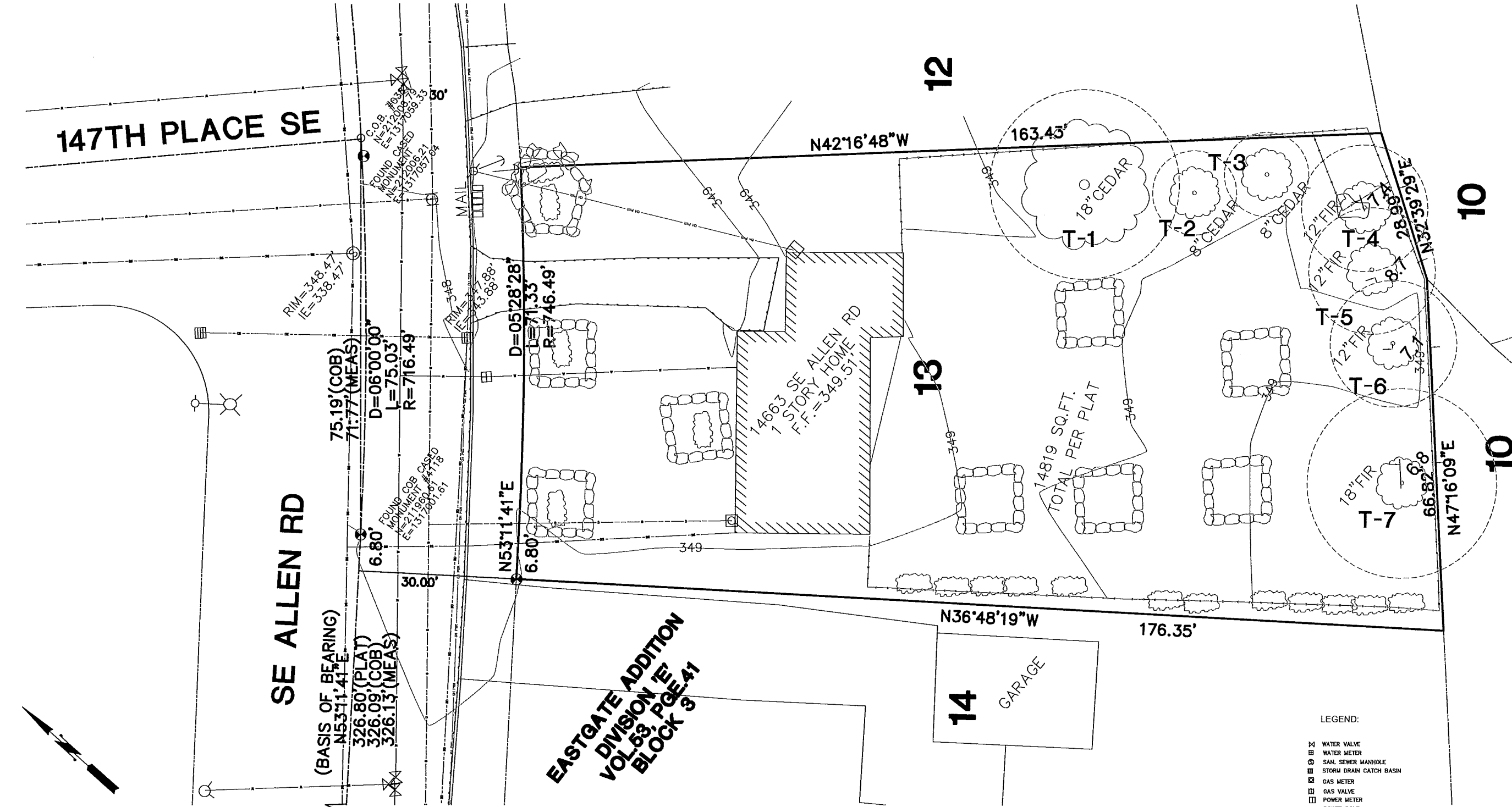
**MUKUL KUMAR**

14663 SE ALLEN ROAD  
BELLEUE, WA 98006

Sheet 1 of 1

**Job No.**  
601738

A PORTION OF NE 1/4, SECTION 15, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., CITY OF BELLEVUE, KING COUNTY, WASHINGTON



**BASIS OF BEARING:**

WASHINGTON STATE PLANE COORDINATE SYSTEM  
(NORTH ZONE, NAD 83/2011)

VERTICAL DATUM: NAVD 88  
CONTOUR INTERVAL - 1'

**LEGAL DESCRIPTION:**

LOT 13, BLOCK 3, EASTGATE ADDITION, DIVISION 'E', ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 53 OF PLATS, PAGE 41, IN KING COUNTY, WASHINGTON.

FOUND CO. B MONUMENT #21765-25-51 CASED E=131.16740-52

**NOTES:**

- LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS WERE PROVIDED BY CHICAGO TITLE COMPANY CERTIFICATE NUMBER 0118350-ETU DATED 2-6-18. IT SHOULD BE NOTED THAT IN PREPARING THIS SURVEY MAP, CHS ENGINEERS, LLC HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS CHS AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS MAP. CHS HAS WHOLLY RELIED ON THE ABOVE REFERENCED TITLE REPORT TO PREPARE THIS SURVEY AND THEREFORE QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- BASIS OF BEARING: BASED ON FOUND MONUMENTS ON THE CENTER LINE OF SE ALLEN ROAD AS SHOWN.
- VERTICAL DATUM: NAVD 88 DATUM. PER CITY OF BELLEVUE SURVEY CONTROL POINT ID #670. ELEVATION = 347.814 FEET.
- KING COUNTY ASSESSOR PARCEL NUMBER -- 220450-0205
- PARCEL AREA = 14,819 SQ.FT.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THE SITE. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE TAKEN FROM A COMPILATION OF PUBLIC RECORDS AND VISIBLE FIELD EVIDENCE. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THE PUBLIC RECORDS. UNDERGROUND UTILITY LOCATIONS ARE ONLY APPROXIMATE. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN VISIBLE SURFACE LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. FIELD VERIFICATION IS NECESSARY PRIOR TO OR DURING ANY CONSTRUCTION.

- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT  
RECORDING NO.: 4466394
- THIS SIET IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT  
RECORDING DATE: OCTOBER 27, 1954  
RECORDING NO.: 4501573
- NOTICE OF CHARGES BY WATER, STORM & SURFACE WATER UTILITIES AND THE TERMS AND CONDITIONS THEREOF:  
RECORDING DATE: DECEMBER 20, 1996  
RECORDING NO. 9612200938

- LEGEND:**
- WATER VALVE
  - WATER METER
  - SAN. SEWER MANHOLE
  - STORM DRAIN CATCH BASIN
  - GAS METER
  - GAS VALVE
  - POWER METER
  - POWER POLE
  - GUY ANCHOR
  - MAIL BOX
  - ROCKERY
  - SHRUB
  - TREES
  - WATER LINE
  - GAS LINE
  - STORM LINE
  - SEWER LINE
  - POWER LINE
  - CHAIN LINK FENCE

**SURVEY INSTRUMENTATION:**

THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH THE FINAL RESULTS MEETING OR EXCEEDING THE CURRENT TRAVERSE STANDARDS CONTAINED IN W.A.C. 332-130-090.

BOUNDARY / TOPOGRAPHIC SURVEY	
Drawn JPC	Designed JPC
Checked JPC	Approved JPC
CHS ENGINEERS	
12507 BEL-RED RD. STE. 101 BELLEVUE, WA 98005-2500 TEL 425-637-3693 www.chsengineers.com	
MUKUL KUMAR	14663 SE ALLEN ROAD BELLEVUE, WA 98006
Sheet 1 of 1	Job No. 601738

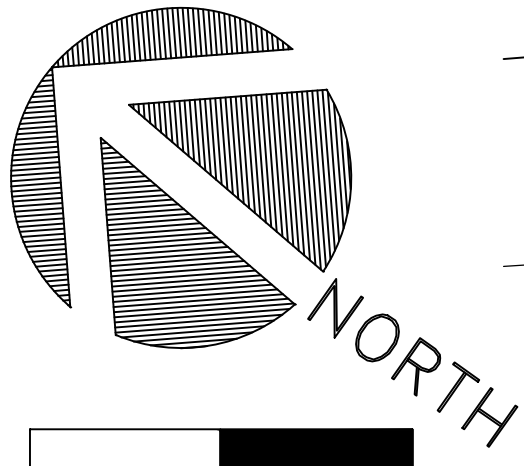




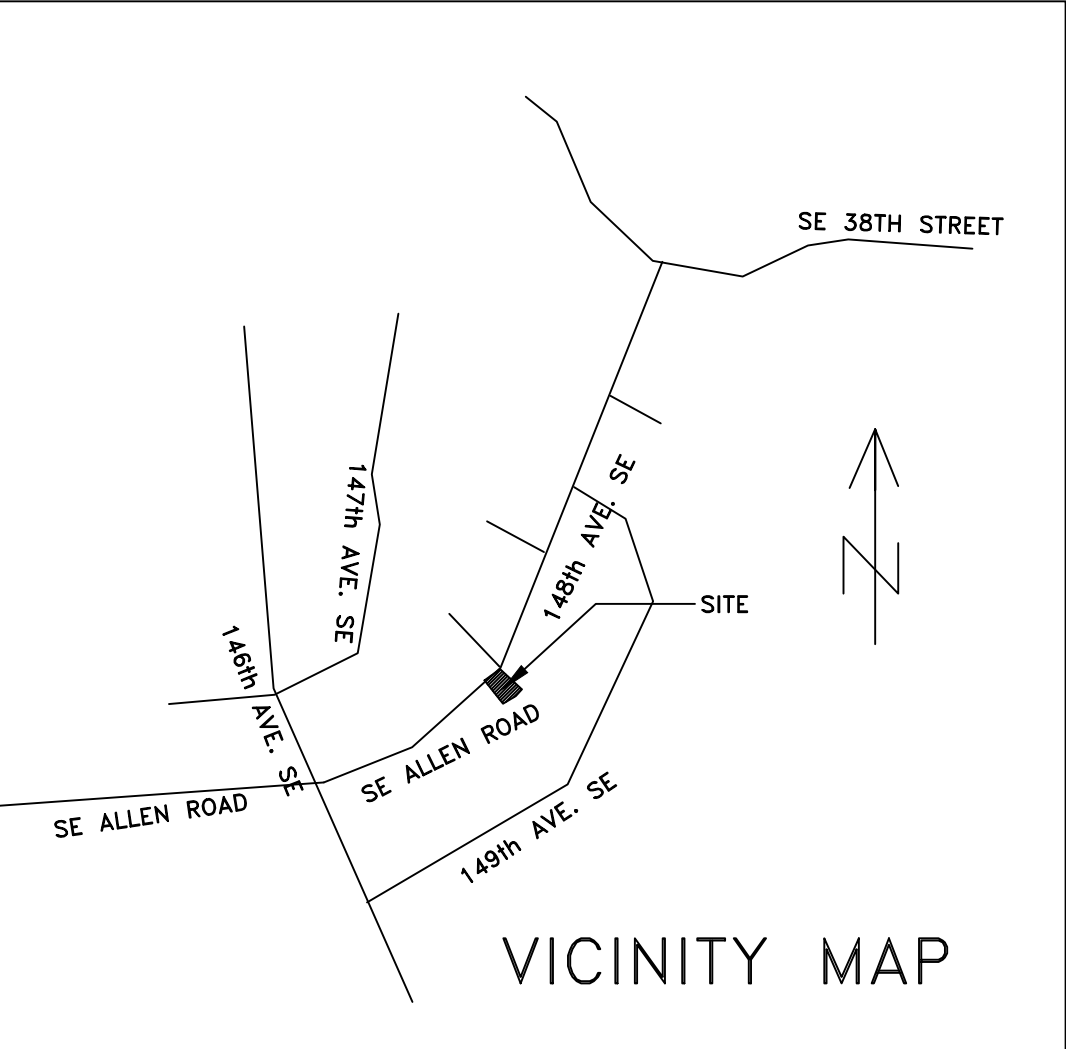


IMPERVIOUS SURFACE:  
14,819 S.F. TOTAL Lot Area  
HOUSE 1 HOUSE 2  
(2,326.7+3,060)=5,386.7 S.F.= BUILDINGS  
36.3% BUILDING COVERAGE

2,617.5 S.F. = DRIVEWAY  
8,004.2 S.F. TOTAL  
54.0% IMPERVIOUS COVERAGE



0' 10' 20'  
SCALE 1"=10'



- LEGEND:
- WATER VALVE
  - WATER METER
  - SAN. SEWER MANHOLE
  - STORM DRAIN CATCH BASIN
  - GAS METER
  - GAS VALVE
  - POWER METER
  - POWER POLE
  - GUY ANCHOR
  - MAIL BOX
  - ROCKERY
  - SHRUB
  - TREES
- WATER LINE W  
GAS LINE G  
STORM LINE SD  
SEWER LINE SS  
POWER LINE  
CHAIN LINK FENCE X-X-X  
TYPE 1 CATCH BASIN

PRESENT USE: S.F.R.  
Parcel Number: 2204500205

SE ALLEN RD

EASTGATE ADDITION  
DIVISION 'E'  
VOL. 53, PGE. 41  
BLOCK 3

(A) AMEND SOIL PER NDP-1

LEGAL DESCRIPTION: L13 EASTGATE ADD DIV E

PREPARED BY  
**ae**  
ANSTEY  
ENGINEERING

8627 NE 180th St.  
BOTHELL, WA 98011  
PHONE: (206) 303-7639  
FAX: (425) 486-0267  
EMAIL: benanstey52@yahoo.com

PROJECT:  
NEW  
RESIDENCE  
14663 SE ALLEN  
RD., BELLEVUE, WA  
98006

CLIENT:  
MUKUL KUMAR  
(917) 868-2060

SHEET TITLE  
ROAD AND  
UTILITY  
PLAN

REVISIONS		BY	APVD	DATE
NO.	DATE			
				12-4-2017

DATE: 12-4-2017  
SCALE: 1"=10'  
DWG: DRAINAGE  
JOB: AE17-122  
DRAWN BY: BPA  
APPROVED: BPA  
SHEET 1 of 1